# \$304,900 - 8117 94 Street, Grande Prairie

MLS® #A2266751

# \$304,900

5 Bedroom, 2.00 Bathroom, 958 sqft Residential on 0.08 Acres

Patterson Place., Grande Prairie, Alberta

Whether you are looking to enter into home ownership at an affordable price, or add another duplex to your growing rental portfolio this duplex will be sure to please. Situated on quiet street in Patterson subdivision with fenced yard and no rear neighbors. Heading on inside you will appreciate the extensive professional updates completed recently. Main floor consists of decent size living room, generous sized dining, and kitchen with adequate counter + cabinet space and must have pantry. Remainder of the main floor is completed with 3 good sized bedrooms and full bathroom also this unit has its own laundry separate from basement unit laundry. Side entrance gives you access to your back yard as well as the basement that is finished with two bedrooms, full bathroom and the potential to add a kitchen and make it a suite for additional rent potential as its completely separated already. Back yard is fully fenced and complimented by a shed and no rear neighbors. Book your viewing today to witness this updated duplex ( note the other side is for sale as well so you could own full side by side duplex today! reference mls# A2266133 for the other side for sale as well)





Built in 1980

#### **Essential Information**

MLS® # A2266751 Price \$304.900 Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 958

Acres 0.08

Year Built 1980

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 8117 94 Street
Subdivision Patterson Place.
City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8V 5R4

### **Amenities**

Parking Spaces 3

Parking Parking Pad

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

# **Exterior**

Exterior Features Other

Lot Description Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind

Roof Asphalt

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

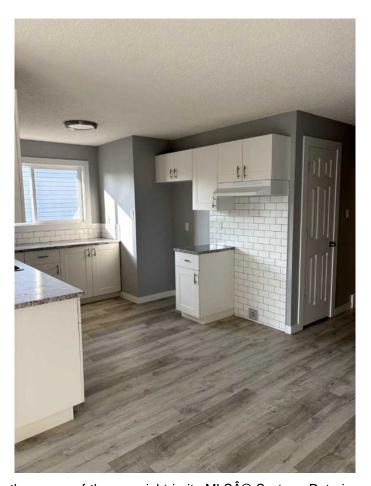
Date Listed October 24th, 2025

Days on Market 8

Zoning RG

**Listing Details** 

Listing Office RE/MAX Grande Prairie



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